

# Narrative

## General Information

County Name: Jackson

Person Performing Ratio Study: Jim Davis CAE, AAS

Sales Window 1/1/19 to 12/31/19

## Groupings

Residential Improved – Driftwood, Grassy Fork, Salt Creek and Carr townships each had fewer than 5 valid sales each and were combined for analysis. They are all predominately rural and share a common demographic.

Residential Vacant – All townships with valid sales had fewer than 5 each except for Jackson with 6. All were combined for analysis giving an overall indication for the county.

Commercial/Industrial Improved and Vacant – There were no valid improved or vacant industrial sales in 2019. There were 2 valid vacant commercial sales All townships with valid improved commercial sales had fewer than 5 each except for Jackson with 5. All were combined for analysis giving an overall indication for the county.

## AV Increases/Decreases

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved	Brownstown +17 Pershing +13 Redding +11	New construction apts. Restaurant remodel New construction New construction
Commercial Vacant	Carr -81 Redding -119	Parcel moved to residential neighborhood 3 parcels moved out of commercial vacant
Residential Improved	Brownstown +10 Hamilton +15 Jackson +12	New construction. Trending New construction. Trending New construction. Trending

	Owen +19	Trending
	Pershing +14	Trending
	Redding +15	Trending
	Salt Creek -20	Trending
Residential Vacant	Hamilton -26	New construction. Removed homesite acres.
	Redding -11	New construction

**Cyclical Reassessment Townships**

BROWNSTOWN
VERNON
HAMILTON
SEYMOUR

**Land Order**

A land order is created for each cyclical reassessment phase.